



2015039161 00136

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$296.00

PRESENTED & RECORDED:
 10-12-2015 04:31:19 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3254
PG: 3264-3266

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 296.00

Parcel Identifier No.: 6817-46-5420.00 (Block 3604, Lot 016)
 Return after recording to: Kangur & Porter, LLP (Box 76)
 Mail tax bills to Grantee: 3223 Linda Circle, Winston-Salem, NC 27106
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lot 16, Linda Circle, Blue Print for Windsor Forest

THIS DEED made this 7th day of October, 2015, by and between,

GRANTOR	GRANTEE
<p>ANNETTE K. ELKINS, widow Mailing Address:</p>	<p>GERALD R. SUMMERS and wife, LYSA E. NEVARREZ Mailing Address: 3223 Linda Circle, Winston-Salem, NC 27106</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 3223 Linda Circle, Winston-Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 801, Page 287, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 19, Page 89.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

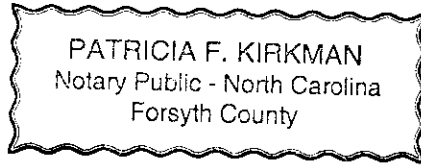
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Annette K. Elkins by Steph Gary Elkins, AIF (SEAL)
Annette K. Elkins, widow by; Stephen Gary Elkins, AIF

State of North Carolina, County of Forsyth

I, Patricia F. Kirkman, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that Stephen Gary Elkins, Attorney-in-Fact for Annette K. Elkins, personally appeared before me this day, and being duly sworn, says that, he/she executed the foregoing and annexed instrument for and on behalf of Annette K. Elkins and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2270 Page 1260, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; and that said Stephen Gary Elkins acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Annette K. Elkins.

Dated: 4-29-19
Patricia F. Kirkman
(signed)
Patricia F. Kirkman
(printed)



My Commission expires: 4-29-19

Exhibit A

Being Lot Number 16, on east side of Linda Circle, as shown on Blue Print on development known as WINDSOR FOREST, SECTION 2, recorded in Plat Book 19, Page 89, Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for accurate description.

RESTRICTIONS: One family residence only, minimum of 50 ft. setback; minimum of 15 ft. each side yard; and the home to be erected thereon shall contain at least 1,400 square feet, excluding garages and/or carports, porches and breezeways, no subdividing of lots unless portion thereof is used in conjunction with adjacent lot or parcel. No cows, goats, swine nor chickens shall be kept on any lot in Windsor Forest.

Tax Parcel Number: 6817-46-5420.00 (Block 3604, Lot 016)

Property Address: 3223 Linda Circle, Winston-Salem, NC 27106

